



TOWN OF MEDFIELD

BOARD OF APPEALS ON ZONING

459 Main Street, Medfield, MA 02052

APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

RECEIVED
TOWN OF MEDFIELD, MASS.
2020 AUG 10 A 9:59
OFFICE OF THE
TOWN CLERK

Phone: 508-906-3027

Fax: 508-359-6182

Date 8/2/2020

Name of Applicant
or Appellant
Mailing Address
City, State, Zip

HEATHER SOUTHWICK

101 MAIN ST. MEDFIELD MA 02052

Phone 508 359 4865 Email bill@memillaneducation.com

The record title of said
property stands in the name of:

HEATHER SOUTHWICK

Whose address is:
Applicant is
(owner, tenant, other):

101 MAIN ST. MEDFIELD MA 02052

OWNER

Location of Property SAME

Deed duly recorded in the Norfolk County Registry of Deeds:

Book _____ Page _____ (or) Land Court Certificate # 182040

Year lot created _____ Plan of Land recorded as Book _____ Page _____ Year _____

Medfield Assessors Map 60 Lot 012 Zoning District BT Overlay? _____

Nature of application or appeal (Written summary of project; attach additional sheets if necessary):

RESTORE ORIGINAL SIDE PORCH

Applicable section(s) of Zoning Bylaw or General Law (State which, or if both, so state):



Use this box for additions/alterations to pre-existing non-conforming lots or structures:

A special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw Section 300-9.1.C.2. &/or a determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw, Article 9, that proposed work will not be more nonconforming and/or a variance from Chapter 300b of the Zoning Bylaw.



Reviewed by Building Commissioner: Signed _____

Date: _____

I hereby request a hearing before the Board of Appeals with reference to the above application. In the event that a Variance or Special Permit or other form of decision required by law to be recorded is granted, I will record the same with the Norfolk Registry of Deeds or Land Court.

I have read and accept the rules and fees of the "Rules of the Medfield Board of Appeals."

(Applicant) Signed _____

Heather Southwick

Printed

HEATHER SOUTHWICK

(Owner) Signed _____

Heather Southwick

Printed

HEATHER SOUTHWICK



SECTION 6 FINDING WORKSHEET FOR ONE- & TWO-FAMILY RESIDENTIAL DWELLINGS

For Single & Two-Family Dwellings (per Zoning Bylaw §300-9.1.C.1): Please return this sheet with your building permit application to disclose if your lot or structure is nonconforming and to determine if your proposed plan requires a special permit by the ZBA. [Note: changes to structures or demolition of structures over 50 years old may require Historic Commission review pursuant to the Demolition Delay Bylaw]

Applicant's Name HEATHER SOUTHWICK Map 60 Lot 012

Locus Address 101 MAIN STREET Zoning District RT

Is this a teardown? Yes / No (teardowns may require ZBA review)
 Aquifer Protection District? Yes / No [If Yes: Primary / Secondary / Well]

The Aquifer Protection District may affect lot coverage thresholds. Please refer to Zoning Bylaw Article 16, check with your surveyor/engineer, or refer to the "maps" tab in the Assessors GIS Database.

A note regarding plot plans: Plot plans should be current, show all dimensions for compliance with current zoning, and be stamped by a Registered Land Surveyor. Mortgage plans are not acceptable.

MEASUREMENT <small>(Refer to Article 2, Definitions, for various methodologies in calculating requirements)</small>	REQUIRED <small>(Refer to Chapter 300b and Chapter 300c)</small>	EXISTING <small>(Refer to your existing site plan)</small>	✓ Or X	PROPOSED <small>(Refer to your proposed site plan)</small>	✓ Or X
Lot area	40 000	89 239	✓		✓
Frontage	142	380.63	✓		✓
Lot Width	175	380.52	✓		✓
Lot Depth	150	260 +/-	✓		✓
Perfect Square	142 x 142	142 x 142	✓		✓
Front Yard Setback	40	70'	X	~30'	X
Side Yard Setback	15	15 @ (P) of 90'	✓		✓
Rear Yard Setback	50	110' +/-	✓		✓
Floor Area Ratio	Allowed .25	TBD			
% Lot Coverage	Allowed 15%	TBD			
Building Height	35				

✓ indicates that the dimension complies with current zoning / X indicates that the dimension does not comply with current zoning

THIS SECTION TO BE FILLED OUT BY THE BUILDING COMMISSIONER

- The proposed alteration will not increase the existing non-conforming nature of the structure.
- The proposed alteration will either intensify any existing nonconformities or result in additional nonconformities and requires a special permit from the Zoning Board of Appeals.

Building Commissioner _____ Date _____

cc: ZBA

Other notes:

REQUIRED FINDINGS

to be filled out by applicant

UTILITIES:

Water: Town Well
Sewer: Town Septic System

Notes:

FAMILY APARTMENTS:

The Applicant acknowledges the provisions of Medfield Zoning Bylaw Section 300-14.10.I.(3) & (4) that a family Apartment Special Permit is temporary and subject to conditions of approval, including but not limited to annual an affidavit under the pains and penalties of perjury that the person(s) listed continues to reside within the Family Apartment. Future use of the space is contemplated as:

Name of person(s) to occupy the family apartment: _____

ALL SPECIAL PERMITS:

The Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact, pursuant to Medfield Zoning Bylaw Section 14.10:

(1) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing. *(Describe the proposed construction in the context of the existing surroundings. If an addition, will the siding, windows, shingles etc. match existing. Does the proposal fit into the streetscape and larger area?)*

RECREATION OF PRIOR SIDE COVERED PORCH
TO MATCH ATTACHED 1920's ERA PHOTOS

MATCH EXISTING SIDING/ROOF/DECK MATERIALS

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. *(Describe additional vehicles and parking spaces required by the proposal as well as road access on public or private ways and any other information. Commercial or multi-family residential projects may require a traffic study prepared by a registered engineer.)*

NONE

(3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. *(Describe utility connections potential impacts to public wells, aquifers, municipal water mains, nearby private wells.)*

ADEQUATE CURRENT SYSTEMS

(4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. *(Describe any aspects of the project that could be unsafe to those in and around the property i.e. manufacturing, research and design. Commercial or multi-family residential projects may require an analysis prepared by a real estate appraiser.)*

N/A

(5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate. *(Describe potential impacts to natural resources (tree clearing, proximity to wetlands, etc. If Conservation Commission approval is necessary, please attach approval to application.)*

N/A

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates. *(Describe existing and proposed drainage systems and conditions. All stormwater should be collected/treated/infiltrated on-site. If Board of Health approval is necessary, please attach approval to application.)*

N/A

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive. *(Describe existing and proposed water and wastewater systems and conditions.)*

N/A

(8) The Proposed use will not create any hazard to public safety or health in the neighborhood. (Describe proposed use and ancillary specifications relating to any noise or vibration producing conditions or mechanical systems, describe site lighting (all new lighting should be "dark-sky compliant"), and describe potential odors to be produced on site. Nuisance can be subjective but describe potential factors and mitigation measures.)

N/A

(9) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health. (Describe existing and proposed wastewater systems and conditions.)

N/A

VARIANCES: (See MGL c. 40A Section 10) Attach additional sheets if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district?

N/A

2. What substantial hardship is caused by the circumstances listed above, when the Medfield Zoning Bylaw is applied?

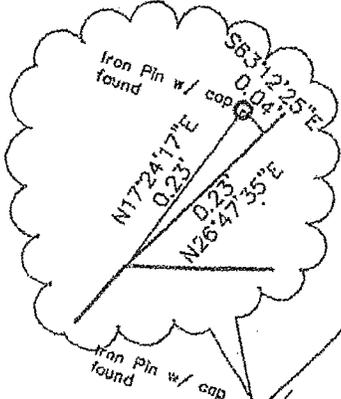
N/A

3. State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.

RESTORE ORIGINAL PORCH IN KEEPING W/ ARCHITECTURE
CURRENT STRUCTURE IS DEGRADED + UNSIGHTLY

19'05"00"

Nicholas D. &
Evan K. Martin
LOT 3^B
L.C.C. Plan 1648^B

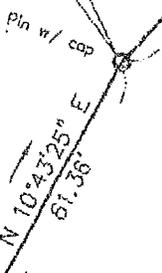
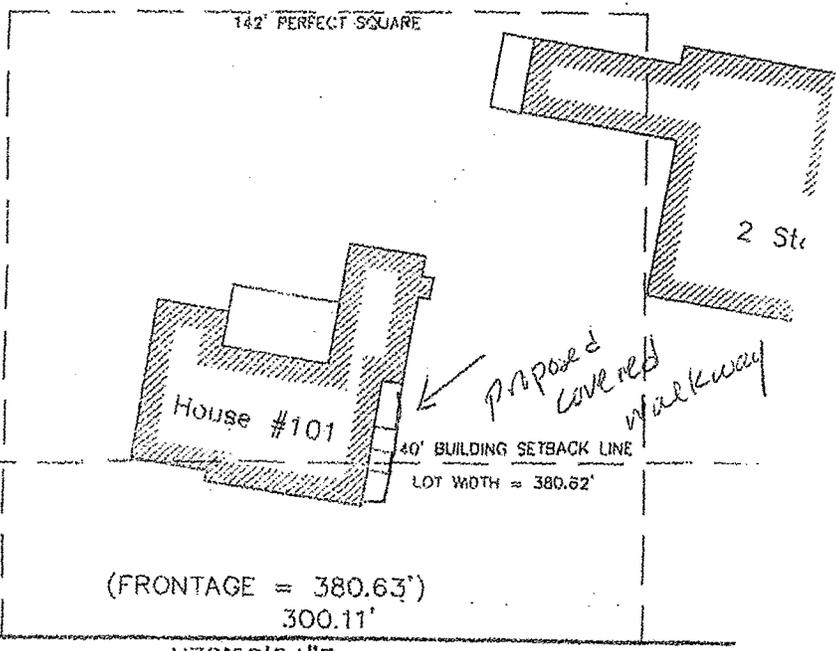


$N 72^{\circ}08'54'' E$
250.29'

Trustees
of
Reservations
LOT 5
L.C.C. Plan 1648^A

LAND COURT LOT 169
89,239 ± S.F.

$N 22^{\circ}58'20'' E$
224.50'



80.52'
 $N72^{\circ}09'25''E$

SB ctr/bck
found - HELD

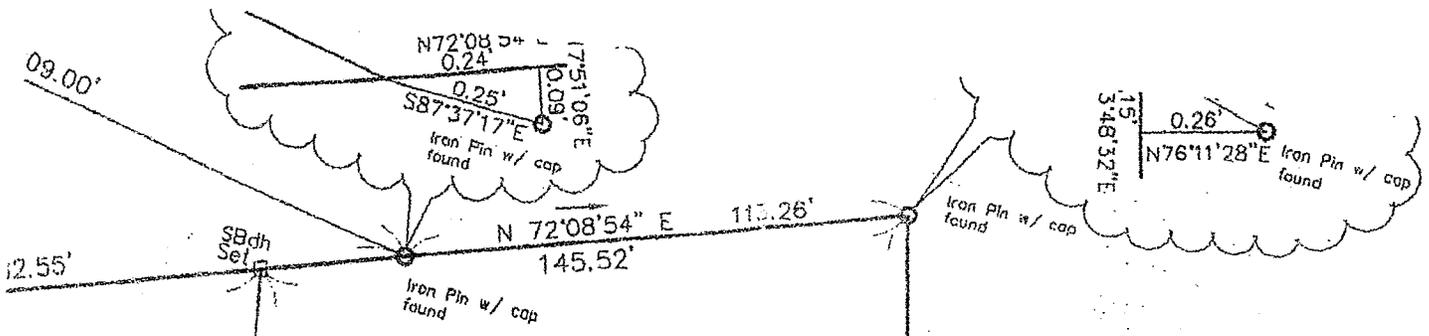
$N72^{\circ}08'54''E$

MAIN

(Public - 60' Wide)
(COUNTY LAYOUT - OCTOBER

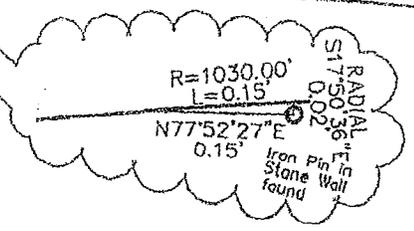
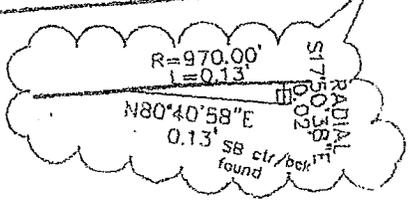
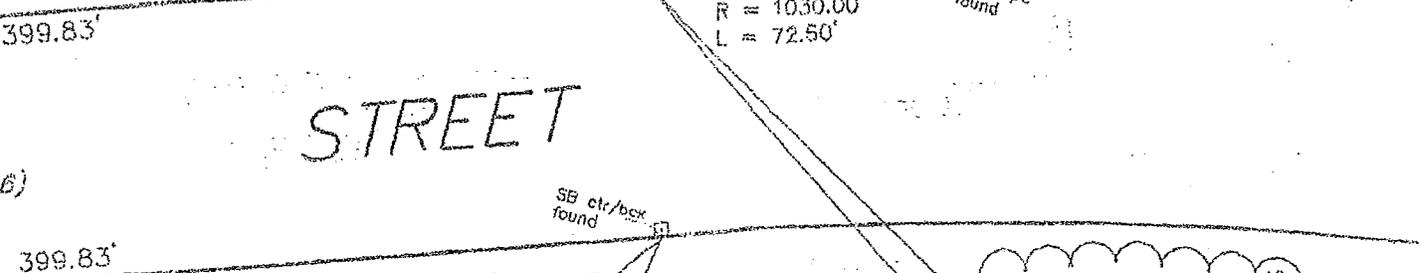
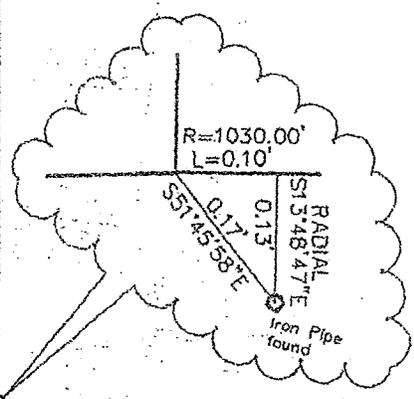
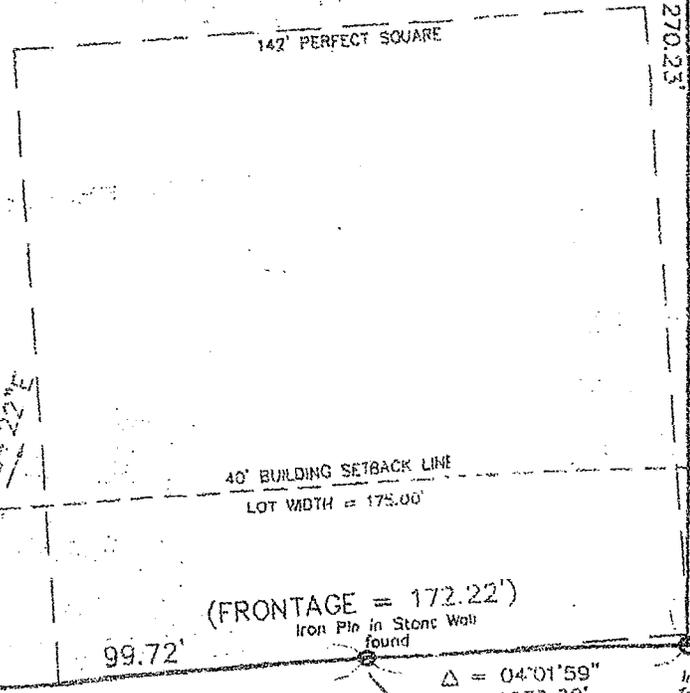
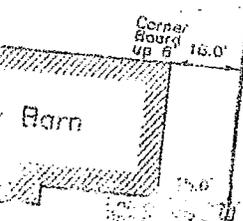
SB ctr/bck
not found

$N72^{\circ}08'54''E$



LAND COURT LOT 170
 42,741 ± S.F.

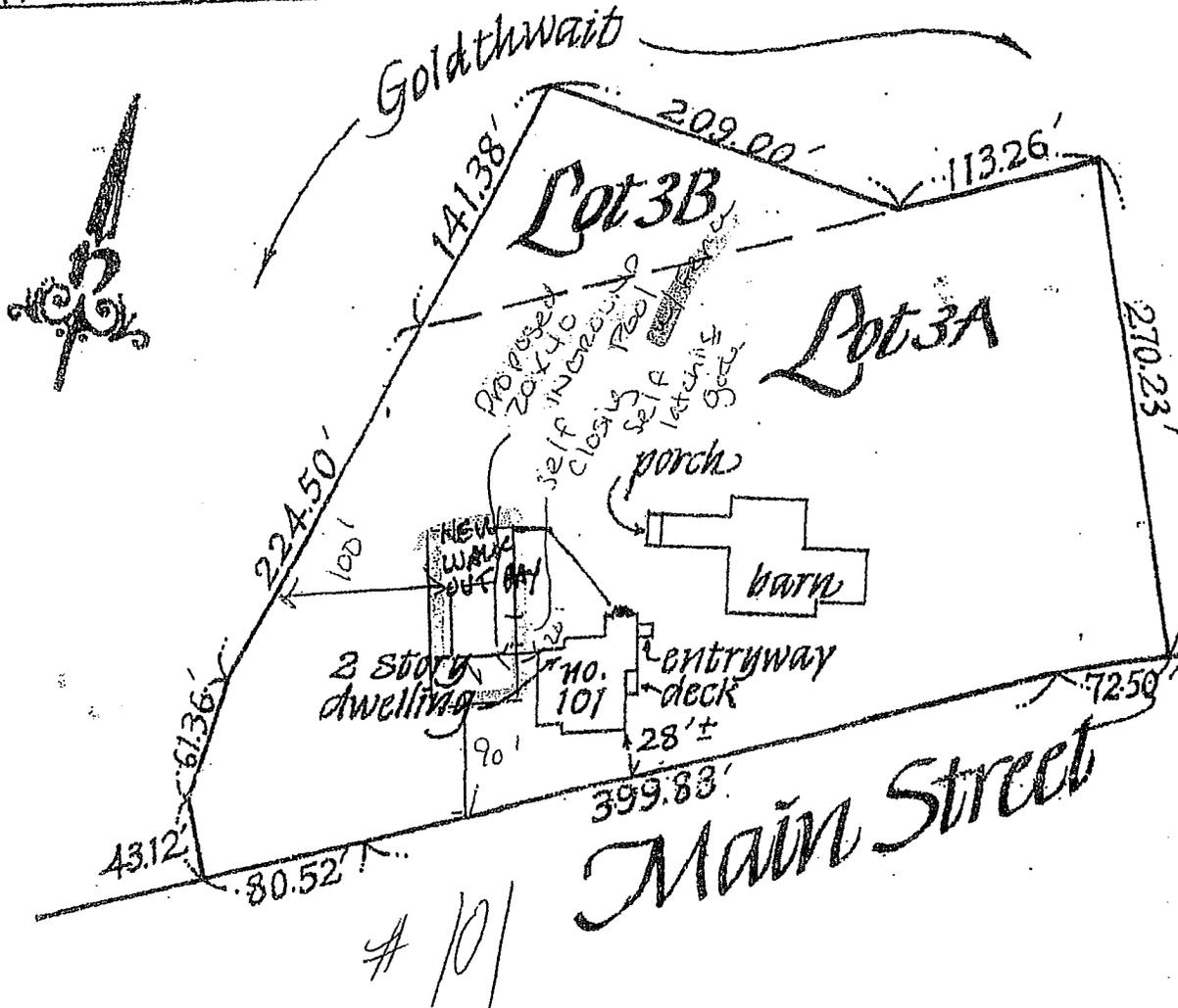
Trustees
 of
 Reservations
 LOT 5
 L.C.C. Plan 1648^x



MORTGAGE INSPECTION PLAN

Applicant: *Martin*

location of property: *Medfield*



Cert. no. 30607
 ref. 22493 & flood panel: 250242 0005B flood zone: C

I hereby certify that this mortgage inspection was prepared for Atty. Gregory Condon and Citicorp Mortgage. The dwelling shown hereon does not fall in a special FEMA flood hazard area with an effective date of 7-16-79 and the location of the dwelling does conform to the local zoning by-laws in effect at the time of construction with respect to horizontal dimensional setback requirements or is exempt from violation enforcement action under Mass. General Laws Chapter 40A-Section 7.



Scale: 1" = 100'
 Date: 12-29-98
 File No. 98-9624

PLEASE NOTE: The structures as shown on this plot plan are approximate only. An actual survey is necessary for a precise determination of the building location and encroachments, if any exist, either way across property lines. This plan must not be used for recording purposes or for use in preparing deed descriptions and must not be used for variance or building plan purposes. This plan must not be used to locate property lines. Verification of building locations, property line dimensions, fences or lot configuration can only be accomplished by an accurate instrument survey which may reflect different information than what is shown hereon. Please note that this is "NOT A BOUNDARY SURVEY" and is "FOR MORTGAGE PURPOSES ONLY"